

## HISTORIC RESOURCES INVENTORY

### IDENTIFICATION

1. Common name: Doud House
2. Historic name, if known: \_\_\_\_\_
3. Street or rural address 177 Van Buren Street  
City: Monterey ZIP: 93940 County: Monterey
4. Present owner, if known: Monterey History & Art Assoc. Address: Box 805  
City: Monterey ZIP: 93940 Ownership is: Public ☐ Private ☒
5. Present Use: shops Original Use: residence  
Other past uses: shops

### DESCRIPTION

6. Briefly describe the present physical appearance of the site or structure and describe any major alterations from its original condition:

The Doud House is a rectangular plan, single story New England Style house. An open veranda extends across the front of the white clapboard building. Decorative shutters adorn the double sash windows. The approach to the veranda is made more elegant by the straight double stairs with a picket railing. A gabled composition shingle roof crowns the building, and a picturesque picket fence encircles it. Eight square feet of floor space was added in 1976.

7. Locational sketch map (draw and label site and surrounding streets, roads, and prominent landmarks):



8. Approximate property size:

Lot size (in feet) Frontage 115.23

Depth 118;

or approx. acreage \_\_\_\_\_

9. Condition: (check one)

a. Excellent ☐ b. Good ☒ c. Fair ☐

d. Deteriorated ☐ e. No longer in existence ☐

10. Is the feature a. Altered? ☒ b. Unaltered? ☐

11. Surroundings: (Check more than one if necessary)

a. Open land ☐ b. Scattered buildings ☐

c. Densely built-up ☐ d. Residential ☒

e. Commercial ☐ f. Industrial ☐

g. Other ☐

12. Threats to site:

a. None known ☒ b. Private development ☐

c. Zoning ☐ d. Public Works project ☐

e. Vandalism ☐ f. Other ☐

13. Date(s) of enclosed photograph(s): 1977

NOTE: The following (Items 14-19) are for structures only.

14. Primary exterior building material: a. Stone ☐ b. Brick ☐ c. Stucco ☐ d. Adobe ☐ e. Wood ☒  
f. Other ☐
15. Is the structure: a. On its original site? ☒ b. Moved? ☐ c. Unknown? ☐
16. Year of initial construction 1860s This date is: a. Factual ☐ b. Estimated ☐
17. Architect (if known): \_\_\_\_\_
18. Builder (if known): Francis Doud
19. Related features: a. Barn ☐ b. Carriage house ☐ c. Outhouse ☐ d. Shed(s) ☐ e. Formal garden(s) ☐  
f. Windmill ☐ g. Watertower/tankhouse ☐ h. Other ☐ i. None ☒

#### SIGNIFICANCE

20. Briefly state historical and/or architectural importance (include dates, events, and persons associated with the site when known):  
The Doud House was constructed sometime during the 1860s by Francis Doud. Doud was a sergeant-at-arms for the constitutional convention in 1849, and later became governor of California.

21. Main theme of the historic resource: (Check only one): a. Architecture ☒ b. Arts & Leisure ☐  
c. Economic/Industrial ☐ d. Exploration/Settlement ☐ e. Government ☐ f. Military ☐  
g. Religion ☐ h. Social/Education ☐

22. Sources: List books, documents, surveys, personal interviews, and their dates:

23. Date form prepared: August, 1977 By (name): Jane Anne Wileman  
Address: 642 Beach Drive City: Aptos, California ZIP: 95003  
Phone: (408) 688-5166 Organization: Monterey Planning Department

(State Use Only)

## **PRESERVATION PROGRAM FOR THE DOUD HOUSE**

177 Van Buren Street, Monterey, California

Prepared by Edna E. Kimbro

Historical: Architectural: Conservation Research Consultant

June 15, 1998

### **Introduction**

The former home of Forty-niner Francis Doud in Monterey, California is the subject of this preservation study commissioned by the Monterey History and Art Association, with financial support provided by a grant from the City of Monterey Historic Preservation Commission, a certified local government. The Doud House is an "H" designated historic landmark in the City of Monterey. After about 150 years as a single family dwelling, the Doud House was rehabilitated in 1969 as commercial space by the current owner, Monterey History and Art Association. It is not currently leased to a tenant, but its last tenant was the Community Foundation of Monterey County.

### **Historical Background**

#### **Biographical Information**

Francis Doud was born in Castle Bar, Ireland in 1820. In 1838 he left his homeland for the United States of America. Upon reaching New York City, he immediately enlisted in the United States Army and saw action in the Seminole War under General Riley in 1839. During the Mexican War he served in the Second Regiment Regulars, again under General Riley. His immediate officers were Lieutenants Nathaniel Lyon and E. S. Canby. Doud saw action in the Battles of Monterey, Vera Cruz and Cerro Gordo. Doud had the rank of Line Sergeant in the Battle of Monterey and Color Sergeant at Vera Cruz. At Cerro Gordo, Doud was seriously wounded and decorated for bravery under fire. As a result of injuries, Doud was honorably discharged from the Army in 1848 (Society of California Pioneers 1910:1).

A married man at the time of discharge, Francis Doud, his wife Anna Kenna, and his son Francis, journeyed six months to San Francisco on board the Orpheus landing July 8, 1849--49ers! The Douds made their way to Monterey where the Constitutional Convention took place. While later accounts styled Francis Doud Sergeant-at-Arms at the Constitutional Convention, in reality one J. S. Houston enjoyed that honor for 43 days receiving \$22/day for a total of \$946. Francis Doud, however, served the convention as an Orderly and Messenger from August 10 to September 30, 1849, a total of 1 2/5 months at the rate of \$120/month totaling \$200. He was also paid for services rendered during 4 nights from September 1-4, 1849 and paid \$20 in overtime pay (Elkinton research notes, MHO'DL). Doud's Society of California Pioneers

biography indicates that he was "Doorkeeper" of the convention. It is widely reported that he transported the official convention records to San Jose in an ox-cart. Doud's past military connections with Major E.S. Canby and General Riley served him well in this connection and throughout his life. He reportedly was the custodian of the dormant Fort Mervine or Ord Barracks for 25 years starting October 18, 1865 prior to its re-activation (Adams 1977:4).

Francis Doud was a true Forty-niner. He went to the mines at Mariposa in the winter and missed the 1850 census taker in Monterey like so many others possessed of gold fever. He was in Monterey in June to purchase his first piece of real estate from his former Mexican War officer Major E.S. Canby. for \$400. It was a small parcel, but expensive as it was located near the Custom House (MCR Deeds A:61). Inexplicably, he was assessed for considerably more property that year, including a house and lot, \$1000 in cash, and a house, fencing and furniture without a lot (MCA 1850:36).

#### Real Property Interests of Francis Doud

In 1851 Francis Doud recorded no deeds found in the county records and the county assessment records are not extant for that year. However, in the collection of the Society of California Pioneers, San Francisco, there is reportedly a grant of a vacant town lot dated 1851 and a copy of a city ordinance of that year ratifying grants of vacant town lots made since 1848. Around 1851-1852 Doud apparently acquired four vacant lots in Monterey. He was assessed for them, a house and lot measuring 36' x 150' on Scott Street, 2 cows and \$1000 of stock-in-trade by the county in 1852 (MCA 1852:38). The nature of his stock-in-trade is unknown, but its existence indicates that he was in trade, a merchant. City assessment records for 1852 indicate that three of the four lots were located on Spence and Scott streets and that the one measuring 36 x 50 varas had a frame house on it. The lot measuring 25 x 100 varas also reportedly had a house upon it (Monterey Records Project 51-52 assessments). Deeds indicate that Doud bought a parcel 33 x 100', the north one-half of a lot that had been granted to Charles Wolters in 1847 on the west side of Spence (Van Buren) Street from the Estate of William Garner, former secretary to Walter Colton, in this year, as did his Scottish neighbor David Jacks (MCR Deeds A:366; A:416). On the same date, March 29, 1852, he recorded a deed from Charles Wolters to him of the south half of the same lot for \$20 (MCR Deeds B:401).

In 1853 Doud was assessed in a special assessment for a frame house on a lot 36' x 50 yards (150') on the corner of Spence (Van Buren) and Scott Street, and 5 other vacant lots (MCA 1853:n.p.). One of the other lots was one measuring 25 x 100 yards on Spence (Van Buren) Street, but without improvements. The assessment information suggests that he was living in the same wood frame house in 1853 as in 1852, and that it was located on a lot 36' x 50' on the corner of present-day Van Buren Street. Another 1853 Monterey County

assessment record has Doud with four vacant lots and a house and personal property specifically located on the east side of Spence (Van Buren) Street on a lot of 30 x 30 varas (about 150 x 150'). The size of the lot does not correspond to any other property description encountered in this research, but the specification of the location on the east side of Van Buren Street is important.

In 1854 a lot on the east side of Spence (Van Buren) Street 36' x 50 varas (150') with a house on it was assessed to Doud along with five other unimproved parcels. This appears to have been the same house lot that he paid taxes on starting in 1852. Francis Doud was assessed for a lot 36' x 50 varas or Spanish varas (150') on the east side of Van Buren Street in 1855, 1856, 1856, 1859, 1860, 1861, 1862, 1863, 1864, 1865, 1866, 1867, and 1868 (the last year searched). This was the place of his residence as indicated by its listing first and with his personal property including cows, horses, chickens and furniture. Also, there is no leap in the value of the improvements that would be expected if a new house were built in the 1860s.

Analyzing the assessment records through the end of the 1860s, (the 1860s being the period in which a 1903 biography said that Doud's home was built), it became apparent that Francis Doud had a wood frame house on the east side of Van Buren Street in which he resided from at least 1852 on. Other property owned by him during this era was mostly unimproved, or did not continue in his possession.

Doud's original purchases from the Garner Estate and from Charles Wolters, both recorded March 29, 1852, were located on the west side of Spence Street. These purchases were in the vicinity of the Doud house, but located on the opposite side of the street. Thus, by the process of elimination and comparison of the extant deeds and assessment records, it appears that Doud's home lot on Spence (Van Buren) Street probably legally derived from an auction sale on May 6, 1853 when a lot 12 x 50 yards (36' x 150') was purchased for \$5 by Francis Doud and recorded in 1854 (MCR Deeds B:268). There is reason to believe that the lots acquired by him through city tax sales were actually acquired in 1852, not in 1853 or 1854 despite the county records, because he was paying taxes on them. The disparity between the 1851-1852 assessment dates and the 1853-1854 sale and recordation dates represents a conundrum. Doud's extant city assessment records mostly complement the available county assessment records. Further research beyond the scope of work outlined for a preservation program is required to finally resolve the date when Doud first acquired a legal interest in this property. The preponderance of evidence suggests that the Doud family was resident on the corner of Scott and Van Buren Streets with their cow and furniture at least as early as 1852.

On January 24, 1868, Francis Doud enlarged his home lot through purchase of the lot north of his from the Garner heirs for \$50 clearing title with quitclaim

deeds from Luis V. Leese on February 23, 1868, and John Swan on October 10, 1868 (MCR Deeds G:149; G:168; G:521). On December 29, 1869 he cleared that title by recording a quitclaim deed executed by her second husband M. M. Goncalves (MCR Deeds 24:58). Thirty years later, his son Thomas purchased land on the east side of Van Buren from Garner's widow measuring 55 feet square north of Doud's property for \$265 (MCR Deeds 55:156).

#### Neighboring Nabobs Francis Doud and David Jacks

Returning briefly to 1860, Doud sold neighboring land owner and immigrant capitalist David Jacks a parcel 256 yards x 100 yards on Spence Street (MCR Deed E:36). This may have been land that Doud acquired from Garner's Estate and Wolters on the west side of Spence. Jacks married the next year and he and his Californio wife lived in directly across the street from Doud. The land that David Jacks purchased from Doud was unimproved so there is little likelihood that Doud lived there first (MCA 1860:169). This land might have constituted part of Doud's "small ranch just outside the presidio" which is said to have helped qualify Doud as custodian of the nearby military reservation.

The connection between Doud and Jacks is of interest on several accounts. Both men were successful immigrant capitalists from the British Isles who lived on the same street in modest wood frame houses overlooking Monterey Bay forming a miniature "Nob Hill" of old Monterey. Information in a report by Meg Weldon indicates that Doud lived in a prefabricated wood frame house which was later moved to the rear of his lot when his new home was built in the 1860s (Weldon 1987:1). More precise information in the file suggests that Weldon obtained information about the prefabricated building from a descendant. Precisely, the note in the file indicates that the Douds lived in a "collapsible" or prefabricated building while he was building the Doud House. It is said to have become a wash house, perhaps the structure demolished ca. 1969.

There is an interesting coincidence because David Jacks' wood frame house is known to have been prefabricated and brought around the horn to South America and then brought here to be assembled (Stone 1989:13; Amelie Elkinton personal communication).

While there were several outbuildings west of the Doud house as early as the Sanborn Fire Insurance map of 1888, one of them was a one story structure labeled an outhouse and later a shed on the fire insurance maps up to 1962. It was too small to house a growing family, but it might have sufficed for the Douds and their baby Francis while the first four room portion of the Doud House was built. A larger two story structure was a granary without windows. It is the present author's hypothesis that the Doud House does date

to the early 1850s based upon deeds, assessment records and the architectural evolution of the building to accommodate a growing family.

The present Doud house was built in 3 separate sections at different dates. The Miller and Weldon reports attest to this fact as does physical investigation of the building and attic space. The Sanborn Fire Insurance maps reveal that it was even longer and had more adjuncts to the north in the past. The southern portion where the entrances are aligned with a central hall was the earliest part with the northern portion added on before 1888. Some interior partition walls are made of extremely wide redwood circular sawn boards that extend above the ceilings into the attic space. The additions made to the northern portion are consistent with the acquisition of additional land to the north from Garner's widow in 1868 and suggest a date for its construction. The acquisition of even more land further north by Thomas Doud may relate to the large stable shown on the Sanborn maps of 1888 and 1905. This stable and other outbuildings and shed were no longer standing in 1912, suggesting a clean sweep made after the death of Francis Doud.

By 1860 Francis Doud and his wife had 5 children already, making in all seven people to house. The manner in which the Doud house was incrementally enlarged suggests that it was the original family home expanded to accommodate a growing family. Had the house been constructed in the 1860s it would logically have been designed to accommodate at least seven people at the outset. There is no question about Francis Doud's ability to afford a home large enough for his family, judging from his property assessment records. When the Guinn mug book of 1903 said that the house was built in the 1860s, it is likely an indication that the house was remodeled and expanded at that time (Guinn 1903:461). The HABS information and Weldon's report are clearly derived from this one source, Guinn; there is as yet no other on the subject.

The Douds had another home down the coast at their Soberanes Point ranch and other ranches to supply beef for their family butcher shop on Alvarado Street, where they also owned property purchased in 1861 and 1864. Doud emerged as an important figure in the small community of Monterey and gradually acquired more and more real property and other interests. He was respected, prospered, and became President of the Board of Trustees of Monterey, a position like mayor in 1869. In 1879 he was acquainted with Robert Louis Stevenson who gave him a copy of his history of Edinburgh with an inscription, tangible proof of the connection. The Douds were devote Catholics and staunch members and supporters of San Carlos church.

Upon the death of patriarch Francis Doud in 1910, the family home went to his daughter Mary Doud. When she died in 1933 it was willed to all the family members in undivided shares. Nettie Doud Baker lived there as did her uncle Frank Doud until his death in 1933 (Monterey Trader, April 6,

1933:1). After Nettie Doud Baker, owner of nearly a one half interest in the property (89/180), died in 1966, the Monterey Urban Renewal Agency negotiated the purchase of the property from the Doud estate. Following agitation by the Monterey History and Art Association, the property was donated to the Association.

### **Significance Statement**

The Doud house is historically significant for its association with the prominent Irish-American Forty-niner Francis Doud, an immigrant success story. The house is one of the earliest wood frame vernacular homes in Monterey and shows obvious signs of having been adapted by the Doud family for their use over 150 years. The former home is sited on the brow of a hill overlooking Monterey bay with the northern portion of the building being but one room in depth so the rooms are sun-filled and enjoy the bay view. The Doud House is one of a handful of early wood frame buildings surviving in Monterey: the Gordon house, the Finch-Fleischer residence, the Thomas Cole house and a few less well known examples.

Doud's residence is the only wood frame home of a Forty-niner capitalist surviving from the period. The home of regional Robber Baron David Jacks was torn down and replaced with a mansion by his children. It in turn was torn down for land development as was the Victorian pile erected by the second generation Douds on Cass Street. This left the Doud House to represent the thrifty, but relatively plain living of the first generation to accumulate wealth in the gold fields, by industry, land development and investment in Monterey County.

The first published recognition of the historicity of the Doud House came in 1917 with the publication of Andresen's book, **Historical Landmarks of Monterey, California**. Andresen identified the Doud House as one of the first houses built after the American occupation by Francis Doud, pioneer of 1849 and Mexican War veteran (Andresen 1917:46-47). (It is notable that Andresen did not recognize the so-called Fremont Adobe as such in her narrative).

### **Rehabilitation Treatment of the Doud House**

The Secretary of Interior's Standards for Historic Preservation Projects outlines four different treatments of which rehabilitation is the most commonly utilized. The other treatments are stabilization, (now termed preservation), restoration, and reconstruction. The treatment selected for the Doud House in 1969 was rehabilitation.

In 1969 after acquisition of the Doud House, Maggie Downer coordinated the rehabilitation for adaptive reuse of the Doud House following the precedent of her rehabilitation of the Perry House. She was assisted by architect Francis



Palms who resided in the Gordon House, a comparable building in some respects.

As-built drawings prepared for the rehabilitation of 1969 indicate that there was a long uncovered wooden porch or planked walkway along the rear or east elevation of the Doud House and linkage to an outbuilding. The Sanborn map of 1962 does not show this feature and no photographs of the building has been located. A portion of the walkway can be glimpsed in Plate 6. The porch and the outbuildings were removed at this time as was the Crivello home next door to the south. A number of alterations were made in the course of the 1969 rehabilitation which can be seen on the drawings, not the least of which was realigning the building with Van Buren Street upon a new foundation. New mechanical and electrical systems were installed as well as a new roof and the interior space was somewhat rearranged to suit the new purpose.

As far as interior alterations of character-defining features, the most significant single change was the demolition of the fireplace and construction of a new one nearby, Plate 3. The old fireplace was replaced with a new compatibly styled 6/6 window. All of the new windows installed were compatible with the old and distinguishable from them by the profile of the muntins, the absence of multiple layers of paint, wear and tear and the presence of unpainted metal spring sash pin hardware. The new fireplace is inoffensive, if more neo-classical rather than Greek Revival in design. The early twentieth century wallpaper and decorative woodwork were removed from the walls and ceilings, in some places revealing the circular saw marks on the single wall board partitions. The early twentieth century light fixtures, such as the ones seen in Plates 8 and 9, were replaced. In fact, most of the interior decor dating to the remodeling that took place circa 1898 was removed (Weldon 1987:3). Plates 7-11 show the wallpaper patterns then in the building installed over cheese cloth or muslin as was customary over rough board partitions. Partition walls were moved around and others removed, such as the one dividing the living room from north to south into front and back parlors. A kitchen and bath were removed and a new half bath installed off of the main hall. A non-historic wood stove was installed.

One early bathroom at the north was retained with its tongue and groove woodwork (although this was wallpapered over with a blue and white toile), Plate 12, and the other tongue and grooved wainscoting in the kitchen and dining rooms was preserved, Plate 8 (dining room). The early wide board single walls were purposely exposed after the fashion for exposing red brick popular in preservation circles at the time. The boards were "antiqued" in a manner suggestive of white washing--an attractive but non-historic treatment that is jarring to those accustomed to historic house museums. Some early doors with rim locks were retained and wood flooring. New, but

compatibly styled solid four panel wood doors with brass and porcelain hardware have been installed.

On the exterior some new shutters were installed, that are easily detected by their crisp edges. The covered portion of the rear porch and exterior access door from the dining room were removed, Plate 4. Another door to the east was removed near the north end of the building, Plate 2. A new "rear" door was opened to the north, Plate 5. At the rear or east elevation, new concrete and brick rear stairways were built that are compatible with the building overall, though not historic, Plate 2. The front door casing was wholly replaced in kind. The paint color of the louvered shutters was changed from green to gray. This was an unfortunate change from an historical perspective as dark green is the traditional color for such shutters utilizing copper sulfate. The gray color is aesthetically in keeping with the Greek Revival vernacular architecture of the building, but green is historically accurate to the building.

### **Period of Significance vs. Period of Interpretation**

Clearly the period of significance for National Register purposes would be the Doud family occupation, particularly the period from the 1850s to 1910 when the patriarch lived there. However, since the substantial rehabilitation of the building in 1969-70 transformed the residence into a commercial building, the period of interpretation might logically be 1969 for the interior, if not for the whole building, since about a quarter of the building was removed at that time and the interior wholly transformed.

Based upon the Sanborn Fire Insurance Maps, the exterior of the building as transformed in 1969 resembles the building's appearance as remodeled between 1905 and 1912, probably in 1898 according to Weldon, which it apparently retained until 1926 at least, or to whenever the rear porch connecting the house to the outbuilding as shown in the as-built drawing was constructed (Weldon 1987:5). By a stretch, (ignoring the missing porch along the rear), the exterior could be considered as reflecting the period from 1905 to 1912 when the existing bathroom was apparently added. All of the existing modifications to the exterior can be considered more or less compatible with that period. Even though some windows have replaced doors, the fireplace location is altered, etc., the overall effect is much as it was: the type of windows and doors, their spacing, the shingled roof, the original channel rustic siding all contribute to the whole. In the future, for practical purposes, rear windows could be converted into doors again without significantly affecting the overall ambiance.

The interior possessed integrity to the same period judging from the interior snapshots taken of it before and during the rehabilitation. However, the interior today is a product of adaptive reuse, lacks period integrity overall, and is appropriate for continued adaptive design to suit a variety of tenants.

In summary, the building is a product of a rehabilitation treatment for adaptive reuse. An interpretive period of 1905-1912 could be assigned for the exterior, but not the interior. An argument could be made for an architectural interpretive period of 1969-70 as well. The interior as rehabilitated, however, retains a number of historic character-defining features deserving of preservation.

### **Interior Character-defining Features**

The wide circular sawn wooden partition walls (which could be wallpapered anew); their placement when in conformance with the as-built drawing, the wood floors; the lineal floor plan of the northern addition; the wainscoting in the northern addition; the bathroom layout and woodwork; doors with rim locks--these elements should be retained and emphasized to preserve the historic character that remains.

### **Landscape**

When the building was rehabilitated a very prominent landscape architect was recruited and volunteered her services to the Martin Garden, Florence Yoch. Florence Yoch also landscaped Casa Abrego and the Governor Alvarado adobe owned by Dr. and Mrs. Heard. In National Register terms, her work could be considered the work of a master and therefore, worthy of preservation. Recent landscape changes at the rear of the building, while practical and perhaps compatible, may differ from her design shown in Plates 2 and 3. A bench begun by a local craftsman Vernal Albert Diggs shown in Plate 3, was stolen. The arbor donated by the Women's Architectural League at the north of the building is typical of the designs of Florence Yoch who used metal pipe in her compositions.

The garden was divided into specific zones: the Allen Griffen Terrace; Rose Bank, Orchard (3 Gravenstein Apples, 1 flowering plum, 1 apricot, 1 orange, 1 fig, 1 pomegranate); the View Terrace; Cypress Hedge; Large Arbor; Shade Garden; Small Arbor; Carmel Martin Garden; and the Chappellet Fuchsia Bed. There are plant lists in the files (included in an appendix to this report) that Yoch specified that could be followed in renovating the garden she designed. One feature of her design was a rose bank with 15 yellow Mermaid old roses and perhaps the 4 white Cherokees. Remnants of the Mermaids can still be detected on the bank at the rear to the property, almost obliterated by volunteer oaks and other shrubs. The garden was intended to feature old roses, most of them purchased from Tillotsen's Roses of Yesterday and Today (Brown's Valley, Watsonville). The climbing pale pink Belle of Portugal remains on the church, but most of the other roses seem to be missing. The climbing roses on the trellis on the south end of the house have been

replaced by bougainvillea. Preservation of her design could be a critical factor in National Register recognition of the building.

As a matter of safety, the brick steps at the north end of the garden leading up to the rear door need to be repaired.

If the Historic Preservation Commission and Monterey History and Art Association decide to revitalize the Koch designed landscape, it is recommended that the book recording the project be located, which may contain drawings, and that a landscape architect plot the remaining plants and their location. It may be a simple matter to figure out the design from remnant plantings, photographs, and contact with the people who participated in the project.

### **Preservation Issues Discussion**

Adaptive reuse rehabilitation treatments are an engine that has driven massive investment in historic preservation projects internationally. However, veteran architect Francis Palms expressed reservations about them that merit attention when attempting to assign an appropriate interpretive period to the Doud House. In Francis Palms' open letter to the Board and the press, he expressed misgivings about the suitability of rehabilitation as a preservation treatment for the Monterey History and Art Association. In the period Francis Palms rehabilitated at least two historic houses: the Capitular Hall Adobe and the Doud House, also consulting at Casa Serrano and the Branciforte Adobe in Santa Cruz for the author. His experiences raised doubts in his mind about the advisability of converting historical buildings from residential to commercial use. He witnessed the Perry House rehab, the transformation of the Stokes Adobe and that of the Gutierrez Adobe. Francis Palms came to advocate restoration treatment of historic buildings in preference to rehabilitation for adaptive reuse: "dismal remodelings." He expressed the conviction that the Monterey History and Art Association should re-think its policies. He encouraged the association to consider a role as agent to unite would-be historic property owners--homeowners, with historic properties. He might have embraced a revolving fund for historic preservation whereby historic buildings are purchased, preserved, and re-sold with the proceeds reinvested in new projects.

Increasingly communities of preservationists are facing the task of trying to make sense of the detritus of the historic preservation boom of the 1970s: the economic failure of adaptive reuse projects. Some historic buildings like the Doud and Perry Houses proved over time to be less economically viable as boutiques, restaurants or office space than buildings designed and located for commercial purposes. Reasons vary: lack of parking, lack of drive-by traffic, rooms too small or large, lack of handicapped accessibility, lack of adequate space--the list is long. In nearby Santa Cruz, Max Walden's Cooperhouse (Santa Cruz County Courthouse) rehabilitated at the same time as the Perry

and Doud Houses, ended an economic failure. Prior to its demolition after the Loma Prieta Earthquake, it was being practically remodeled out of historicity by its latest developer-owner for office space. Thus it is extremely important that the character-defining features of historically designated buildings be identified and protected.

### **Summary**

Current research suggests that the Doud House may be older than has been thought in recent years (see Weldon). Whatever its precise age, however, its National Register significance falls under criterion A, its associative value derived from the pioneer Forty-niner Francis Doud and his family. The exterior of the building is preserved in a manner most commensurate with an interpretive period of 1905-1912 around which time the building was remodeled, probably ca. 1898. At that time, the shutters were painted green.



Florence Yoch  
designed arbor

Gray shutters  
originally green

Four panel door  
original

Wood shingled  
roof



Compatible windows  
added in end walls

Early glassed in  
porch ends

Compatible new  
steps & landing

End door  
made into  
compatible  
window





**Ad hoc ramp to be replaced by brick ramp**





**Bricks steps to be repaired--possibly ramped?**



**Present landscaping at rear Doud House**

## **Figures:**

Figure 1: Historic American Building Survey Doud House photo ca. 1920

Figure 2: 1880s photograph showing the Doud granary and large stable (Pat Hathaway Collection)

## **Color Plates:**

Plate 1: Doud House facade, ca. 1970

Plate 2: East elevation, Doud House ca. 1970

Plate 3: South elevation, Doud House, ca. 1970

Plate 4: New foundation, removal of fireplace and former covered portion of porch, early screen door, ca. 1969

Plate 5: Framing of new door to north, ca. 1969

Plate 6: Early rear door and open porch (removed) and green shutters

Plate 7: Hall in earliest portion of house w/early surface mounted electrical, four panel door with rimlock and transom above and "scenic" wallpaper

Plate 8: Southeast corner of dining room with painted wainscot, "scenic" wallpaper as in hall, early electric fixture, continuous battan door

Plate 9: Southeast corner of the front parlor looking through the hall into the southwest bedroom on the Van Buren Street or west side of the Doud House, early electric fixture, dense all-over patterned wallpaper and narrow frieze

Plate 10: Southeast corner of the southwest bedroom looking through door to passage to bathroom (removed), with another "scenic" wallpaper

Plate 11: Unknown room with floral wallpaper

Plate 12: Bathroom (existing) with pull chain toilet, wood paneling

## **Drawings:**

As-built floor plan with garage and outbuildings, March 23, 1967

Floor plan by Francis Palms A.I.A., July 21, 1969

**Plot Plan by Francis Palms, August 5, 1969**

**Appendices:**

- 1 Sanborn Fire Insurance Maps: 1888, 1892, 1905, 1912, 1926, 1962**
- 2 Francis Palms letter of August 25, 1969**
- 3 Florence Yoch landscape reports and plant lists**

**Repositories Consulted and Abbreviations:**

Colton Hall Museum (CHM) historical photographs, Myron Oliver Cln  
Map Room, University of California, Santa Cruz  
Mayo Hayes O'Donnell Library (MHO'DL) historical photographs and files  
Monterey County Assessor (MCA), microfilmed tax assessment records  
Monterey County Clerk (MCC) probate records  
Monterey County Library (MCL) historical photographs and publications  
Monterey County Recorder (MCR) title records  
Monterey Public Library (MPL) historical photographs, historic building files,  
biography files, Sanborn Fire Insurance Maps, U.S. Census, city  
directories  
Pat Hathaway Collection (PHC)  
Society of California Pioneers, San Francisco  
Special Collections, University of California, Santa Cruz (regional repository  
for historical photographs)

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**Monterey City Assessor**

**Misc. Assessment records in Amelie Elkinton research notes and Colton Hall Records Project VII in Doud House binder.**

**Monterey County Assessor**

**1850-69 Assessment Records on microfilm.**

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**n. d. Doud House binder in collection, Monterey History and Art Association.**

**Monterey Peninsula Herald**

**misc. Newspaper clippings in files, MHO'DL and MPL.**

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**Palms, Francis**

**1969 Letter of August 25, to the Chairman and Board of Directors, The Monterey History and Art Association with copies to City Manager, Urban Renewal Agency, Urban Renewal Plan Review Committee, and Allen Griffin (editor, Monterey Peninsula Herald).**

**Society of California Pioneers**

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Figure 1



79-110-1

79-110-001 PLACE MONTEREY  
FATHER SERRA LANDING PLACE, MONTEREY  
DATE CIRCA 1890 PHOTO NUM

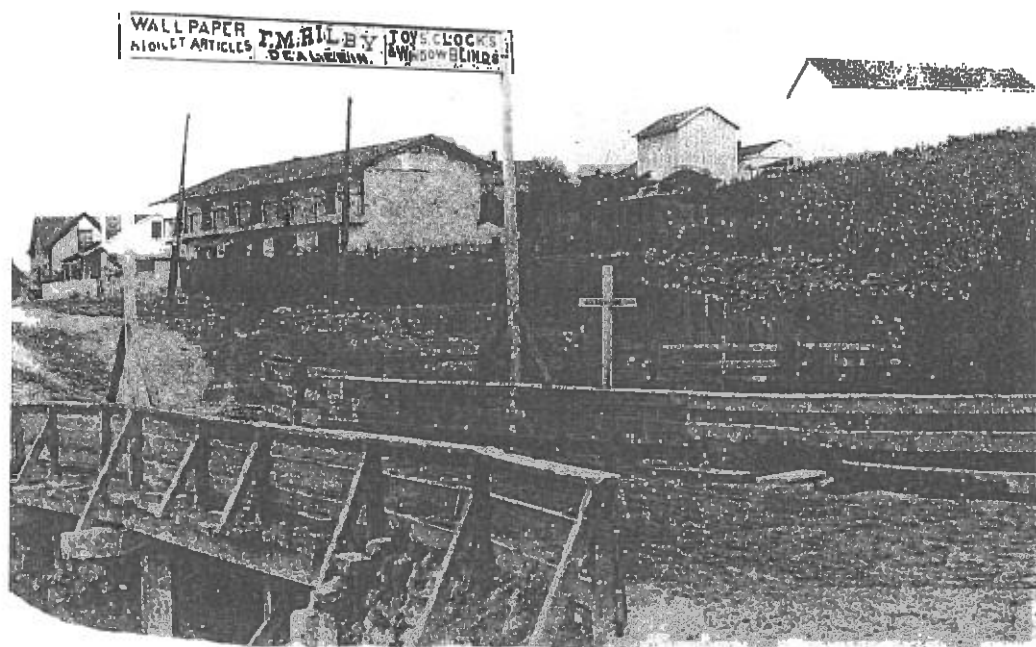


Figure 2



Plate 1



Plate 2





Plate 3



Plate 4





Plate 5



Plate 6



Plate 7

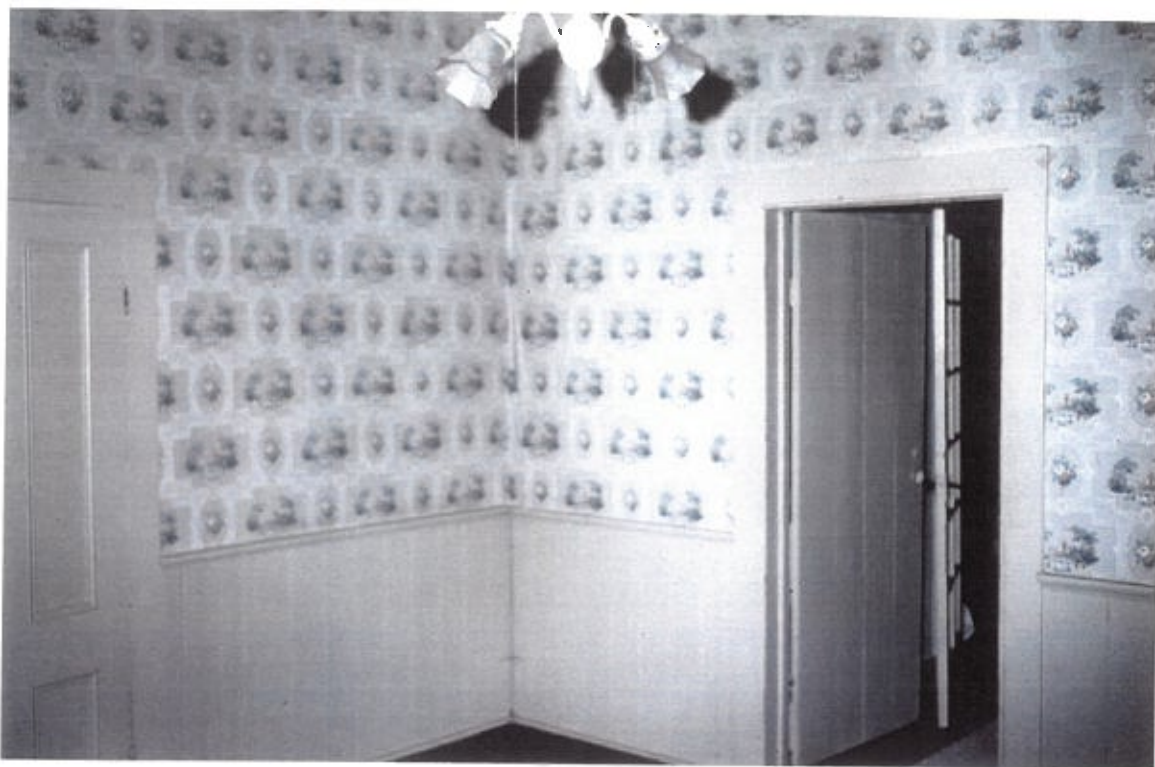


Plate 8

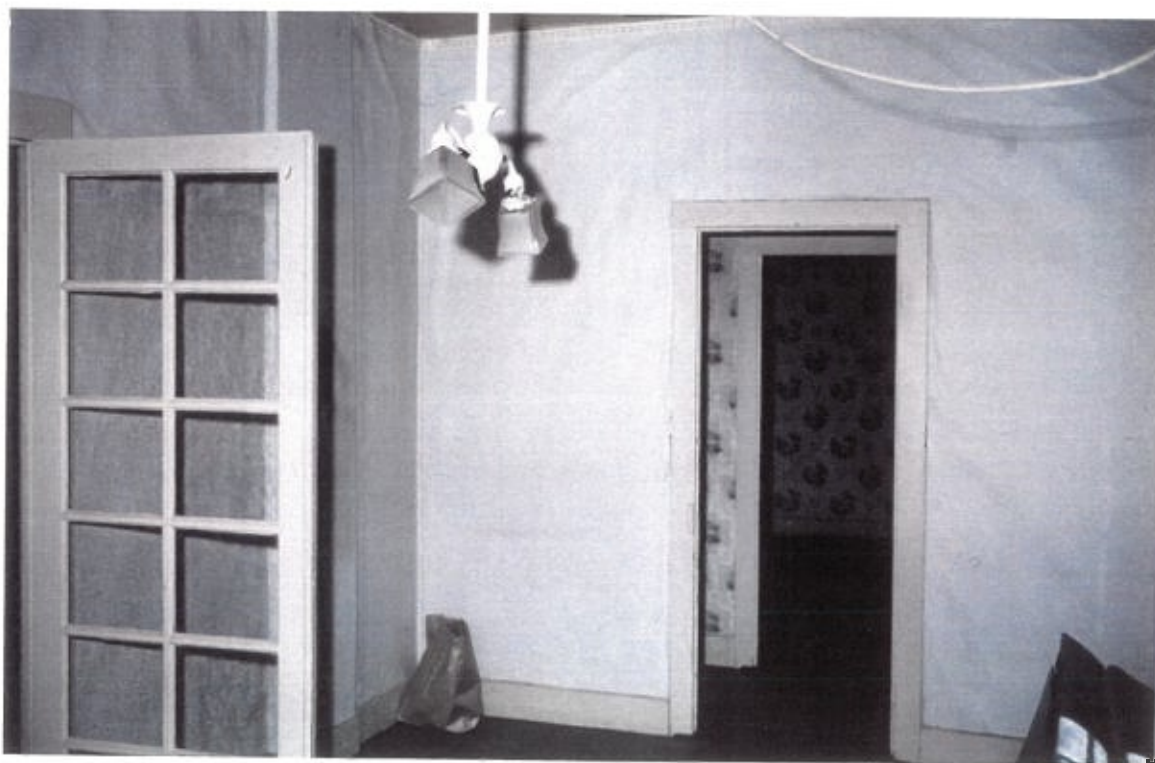


Plate 9





Plate 10



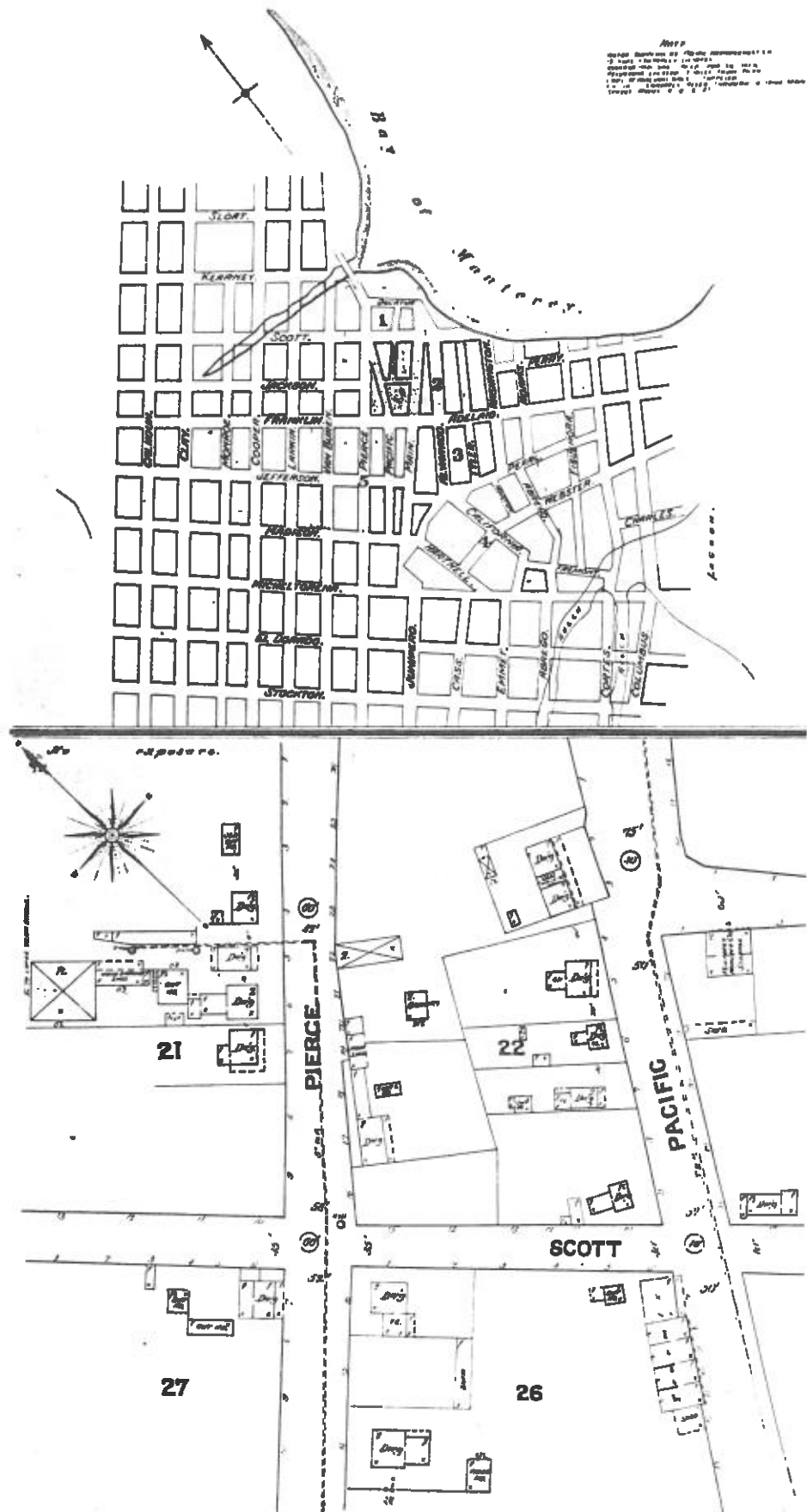
Plate 11



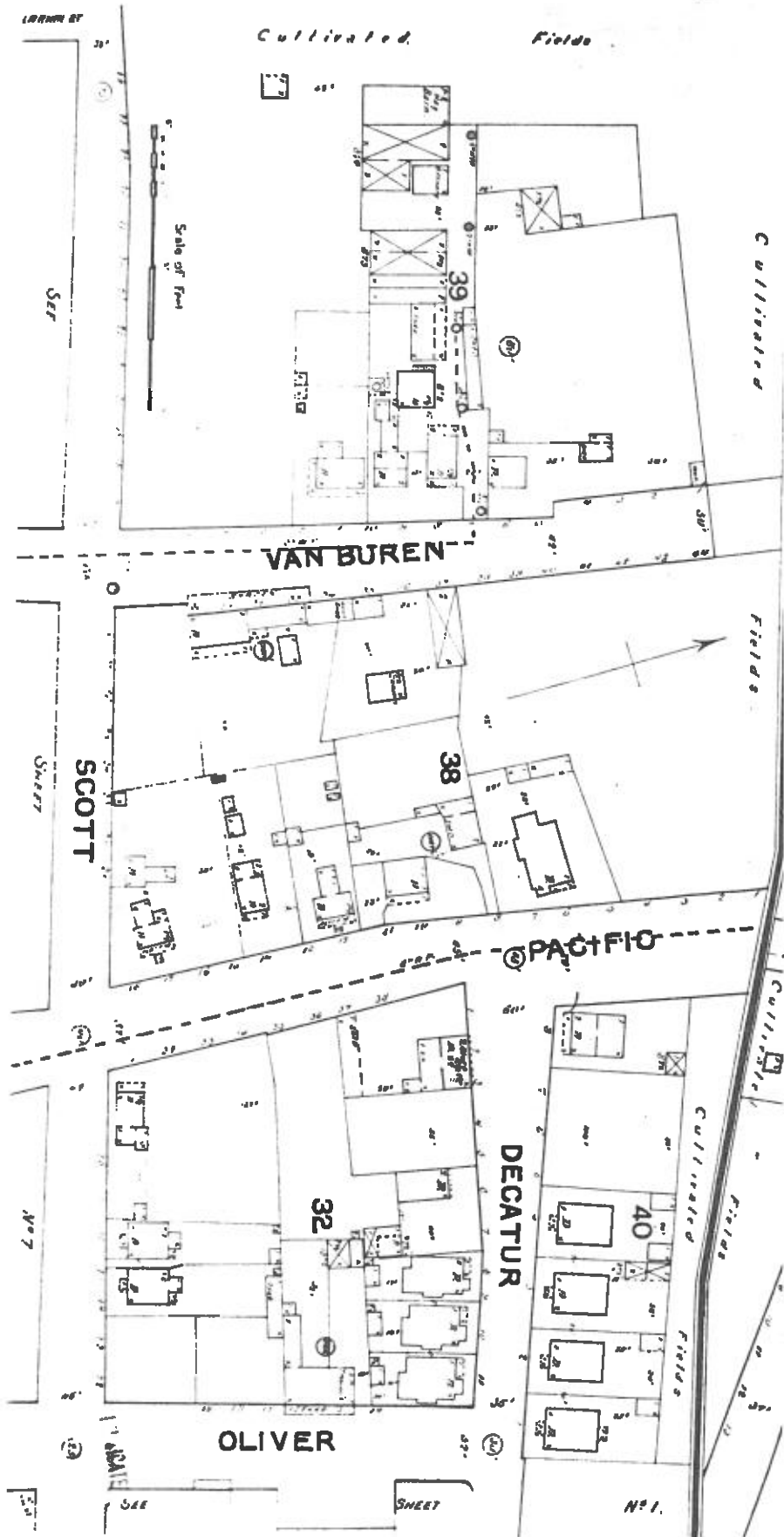
Plate 12



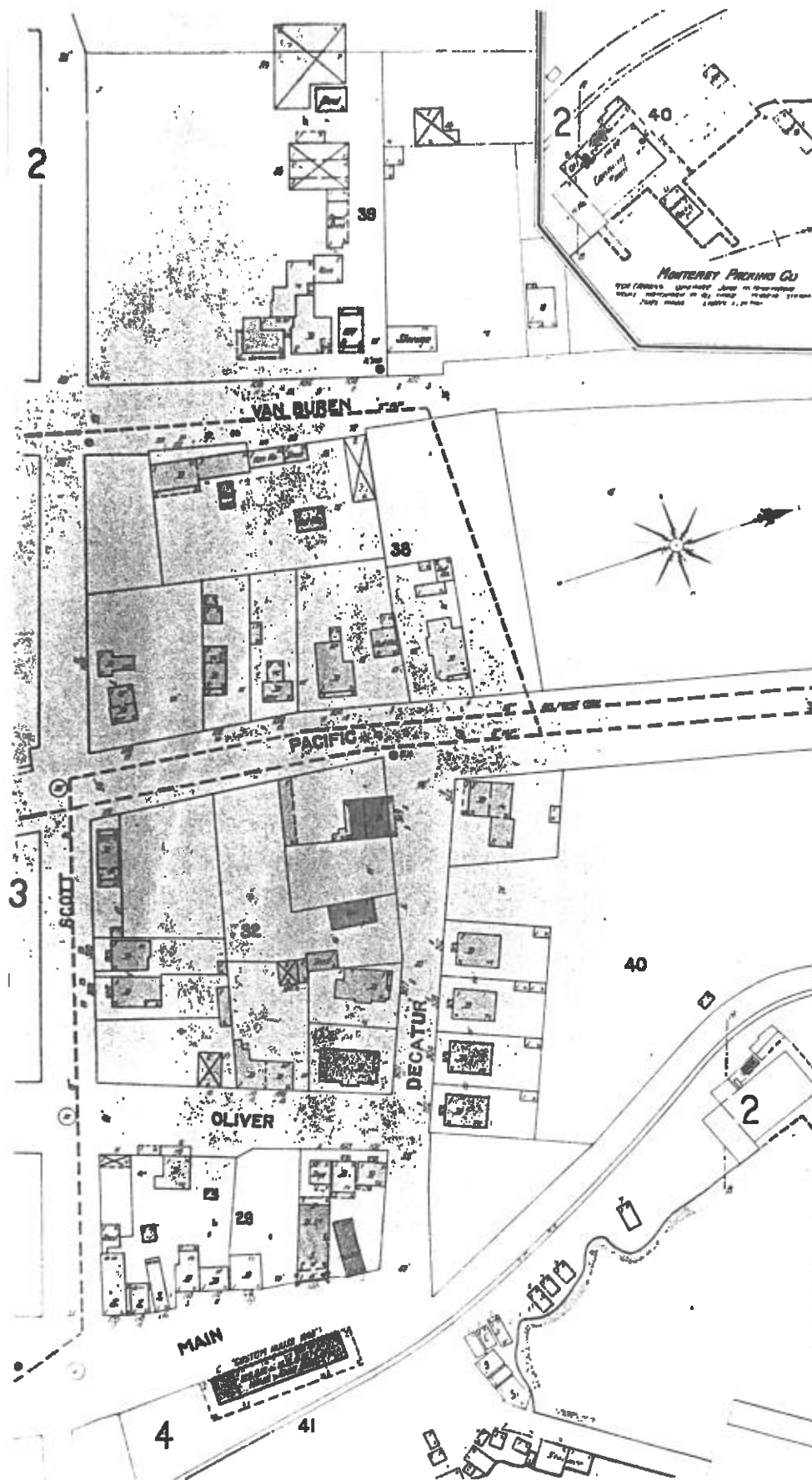
## **Appendix 1**



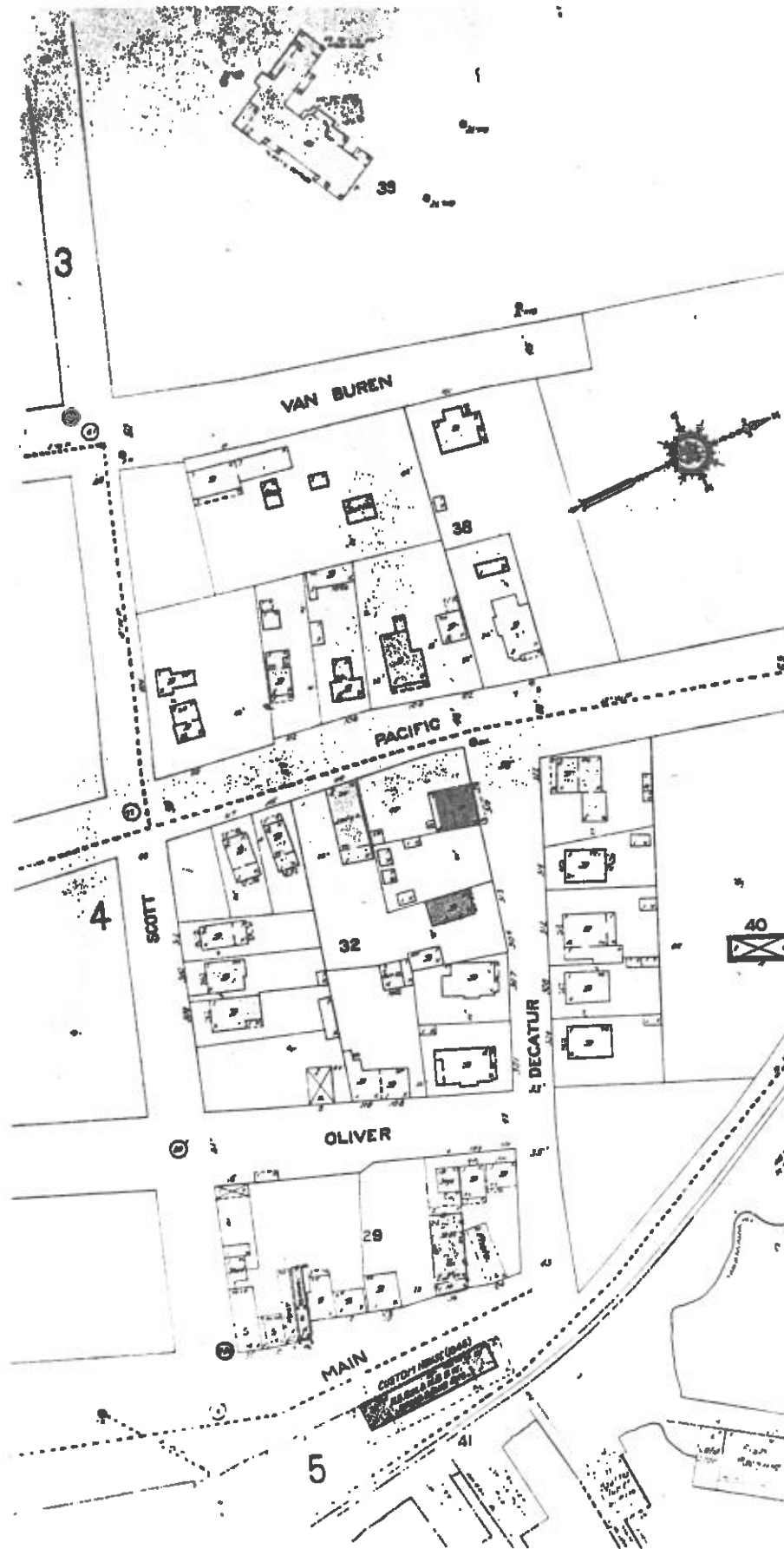
1888



1892



1905



1912

3

39

VAN BUREN

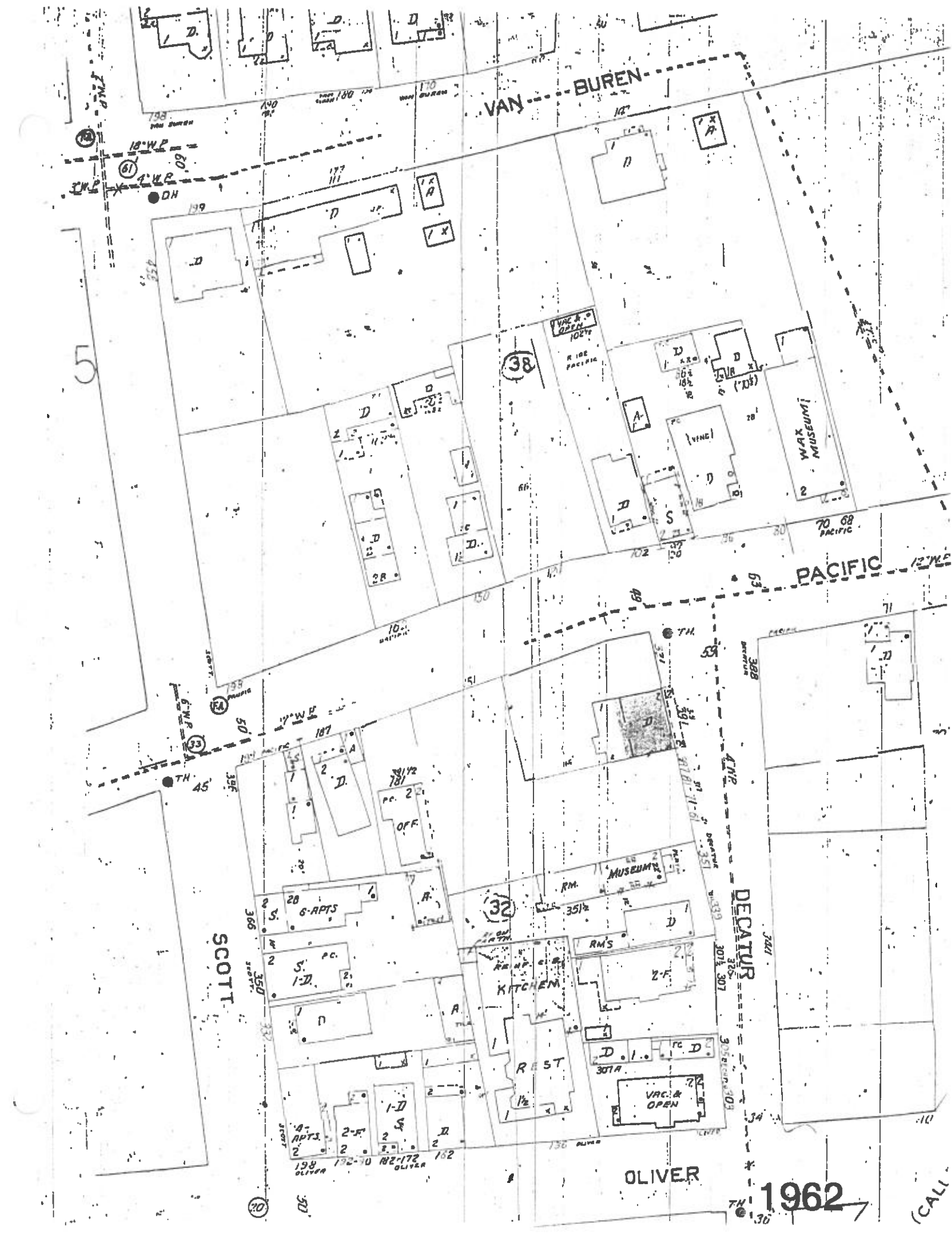
38

PACIFIC

32

1026





## **Appendix 2**



RECEIVED

AUG 27 1969

URBAN RENEWAL AGENCY OF  
THE CITY OF MONTEREY

The Chairman and Board of Directors  
The Monterey History and Art Association  
Monterey, California

August 25, 1969

Dear Chairman and Members:

It is with some regret that I feel that my usefulness to you has expired in connection with the restoration of the Doud House, for the present, in the capacity in which I have been engaged somewhat informally since December 1967.

I have enjoyed a working arrangement with a number of the Board members that seemed to place in me a responsibility for achieving some measure of the work entailed in the restoration, at least as far as my professional background could be of value.

The City Building Inspector issued a permit, without charge, on the basis that I would supervise the work undertaken. Most of the work that might involve engineering or structural problems has been satisfactorily completed. On my notice to the Building Inspector that I am no longer involved with the work, I feel that there will be no difficulty inasmuch as most of the remaining work requiring inspection is electrical and mechanical.

I wish to thank the Board members who have given me their confidence. In addition, any esthetic or technical questions of style or detail that may arise in the completion of this job, and there may well be some, are at your service on my part.

There is one major concern toward completion of this project. The proposed landscape plan should be seriously examined. In my opinion, it is incompetent and no solution. The services of a knowledgeable landscape architect such as Miss Florence Yoch who knows this kind of garden and environment, should be engaged. You, as a Board, as Trustees of the funds involved, and in a way as Trustees of the design direction in this case, cannot simply proceed on the basis of some kind of enthusiasm that is certain to end in a catastrophe.

As an individual who has the interest of the future of Monterey historic buildings at heart, I should like to make some suggestions:

1. In view of the fact that the Association is subject to changes in Board structure from year to year, it would be important to consider some semi-permanent policies regarding acquisition and restoration of historic properties in the City. Such policies could continue for five or more years, subject to revision as in a master-plan, as conditions dictate.
2. The Association might review the idea of actually owning properties, for one thing, and restoring them, for another. The best professional talent available should be required for any kind of restoration. The financial strength of the Association is not equal to the requirements of such, and policy should rule in the future.
3. Restoration of historic buildings means restoring them to the original purpose and flavor in which they were built. Making something else out of an old residence ( a suite box of shops, a restaurant or whatever) is not restoration. It is a strange kind of thing that gives no one satisfaction, particularly serious people who are interested in the historic value of our background; and this old City has plenty of validity, not to be warped into phony quaintness. The shape should last, in truth.
4. There are adobes and other buildings that will come on the market; indeed, one is now. The Association could be the catalyst and the agency through its wide spectrum of acquaintance in the area and throughout the country, to find responsible purchasers of like mind, who would delight in valid restoration, if necessary, and thereby perpetuate the historic legacy we have. This is a much more challenging and permanently satisfying procedure than the struggle to purchase and dismally remodel, with the dim hope of getting out from under by some kind of rental to a strange use.
5. There are some other suggestions, minor thoughts, I suppose, but one of them is that we must recognize that the Victorian era in Monterey is of equal importance as that of the adobes and the New England imports. It is too bad that one of the good Victorian houses on Pacific Street had to be destroyed. It could not be helped at the time, but let's watch out for the future. Perhaps we should keep our eyes out for some of the buildings built in the last twenty years. I can't think of any, but you know, time goes so fast.

Sincerely yours,

Francis Palma

FP/m

cc: The City Manager  
Urban Renewal Agency  
Urban Renewal Plan Review Committee  
Allen Griffin

### **Appendix 3**

FLORENCE YOCH

P. O. BOX 443

CARMEL, CALIFORNIA 93921

For Mrs. Downer

Aug. 17, '70

DOUD HOUSE GARDEN

Construction Items

Finish grading - setting Flag pole

Moving large Yews etc.

*75<sup>0</sup>  
bricks per bed  
75<sup>0</sup>  
roofing*

Roofing tiles for bed edges in Carmel Martin  
40 pcs. 12" or longer for approx. 76' garden

1"x4" Redwood ro. 450 lin.ft.

75 stakes 2"x2"x 12" pointed - 1 every 8' and  
doubled at corners - bed edges

~~100 bricks~~ OR 40' RW 1"x4" for bed edge under  
North arbor

15' RW 2"x6" across bed against library  
6 stakes 2"x2"x12"

135!ft. RW ro for foot of slope along Esplanade

8 pcs old RR ties, 4' OR 5' OR 8' for Ramps

4 new hydrants.	)	Piping and
6 Bubbling heads	(	materials
6 or 8 sprinkler heads	)	for same
Pierced pipe for Rose alppe(		

+ *See North Garden beds*

Labor to prepare soil, plant, and surface walks

Fertilizers and miscel.

Building two arbors

Moving fence by library

FLORENCE YOCH

P. O. BOX 443

CARMEL, CALIFORNIA 93921

For Mrs. Downer

Aug. 19, '70

DOUD HOUSE GARDEN

Construction Items REVISED

Finish grading - Setting Flag Pole

#119. 1 arbor  
AB down  
Sik edge  
Brick work

Build two arbors - move fence by library

Labor to layout design lines - prepare soil  
for planting - plant - surface walks - clean up

Bed edges in Carmel Martin garden - 113 lin. ft.  
Roofing tile 67 pcs 12" or longer, cut in half *2 1/2' out 10'*

Bed edges under large arbor - 40 lin. ft. 1"x4" RW ro  
plus 12 1"x4"x12" stakes  
OR brick edging

Bed edges general layout - 470 lin. ft. 1"x4" RW ro  
60 1" x4" stakes pointed  
set 8' apart, doubled at corners

Curbing at foot of slope along Esplanade  
155' RW ro 2"x6"  
20 stakes 2"x6"x12" pointed

15' 2"x6" across bed by library  
6 stakes 2"x2"x12" pointed

Ramps - 8 pcs old RR ties - 4' or 6' or 8' cut in half  
16 pcs reinforcing rod  
for ends

Water lines - 3 new hydrants  
6 bubbling heads for fruit trees  
6 or 8 sprinkler heads for Flag pole  
Front street bed ) panel  
Rose slope in rear) pierced pipe  
Necessary lines and connections

Fertilizers & miscellaneous - 15 yd Barnyard manure  
15 bales chopt Alfalfa  
Bonemeal - Vit B

Moving Two Large Yews

Plants still neededTrees

- 2 Lyonothamnus
- 3 Monterey Cypress
- 5 " " Pines
- 1 Flowering Plum
- 3 Gravenstein Apples
- 1 Apricot
- 1 Laburnum

Hedges

- 20 Monterey Cypress
- 10 Acacia latifolia

Shrubs

- 1 Azara
- 1 Cassia splendens
- 3 Calif. Bay
- 1 Lemon Verbena
- 1 Datura - (Angel's trumpet)
- 6 Escallonia rubra
- 6 Geanothus in var
- 3 Mattillija Poppy

Vines

- Jasmine in var
- Honeysuckle

Roses 1 each

- Golden Emblem
- Yellow Banksia
- Duchess Brabant
- Kathleen
- Belle Portugak
- Mme. Alfred Carriere
- Cecil Brunner
- Blackberry
- 15 Mermaid
- 4 White Cherokee

Bulbs

- Babiana
- Native Tiger Lily
- Montbrettia
- Dianella
- Freesias

Plants contributed to date

## by Watson's Nursery

- 2 Olives
- 1 English Yew

## by Monrovia Nursery

- 2 Philadelphus
- 2 Snowball
- 2 Raphiolepis
- 5 Vinurnum Burkwood
- 1 Spanish Broom
- 1 Wisteria white
- 1 " " lave ndar

## by F. Yoch

- 1 Orange
- 1 Fig
- 1 Pomegranate
- 1 Fl. Quince
- 1 Italian Cypress
- 3 Azara

## by Mrs. Feg Murray

- 3 Peruvian Guava
- 4 Chestnut Roses
- 1 flat of small items
- Violets promised
- Chamomile "

## by Mrs. Chappa illett

- 2 Fuchsia
- 12 Boxwood
- 1 Moonvine
- various small items

## Mrs. Fitzgerald

- Old Fashioned Roses
- Perennials

1324 Bayview Apt  
Pillsbury P.  
15219

also Herbaceous Perennials, almost any

FLORENCE YOCK  
P. O. Box 443  
Carmel, Calif.  
93921

DOUD HOUSE Committee meeting

Feb. 8, '71

FY report to Mrs. Peter Farmer

6 copies

- 1) - Show work in progress
- 2) - Plants recieved recently
  - Yew Tree from Mrs. Cyril Chappellet
  - 26 Items from Mr. Holman
  - 20 " " Mrs. Knudsen's garden
  - From Mrs. Fitzgerald - various bulbs
  - Dahlias, Galad-iolus, Lillies, annuaas etc
  - Martin garden still summer annuals
  - see Mrs. Fitzgerald
- 3) - ~~Plants ordered locally~~ - see Green Thumb list -
  - 1 Escallonia org.
  - 4 " " rubra
- 4) - Plants still needed - find locally
  - 2 Datura
  - 5 Xmae Aloe
  - 2 Choisya tern.
  - 1 Yucca (?)
  - 4 Ceanothus glor.
  - 8 " " Carmel
  - 1 Rose Banksia yel
  - 1 Jasimum poly
  - 1 Yucca pend. or fila.
  - 10 Cotoneaster @ cong.
- 5) - Plants promised from Committee, not delivered
  - Moon vine Mrs. Chappellet
  - Heliop trope " " "
  - " Blackberry Rose - Mrs. Murray
- 6) - Roses ordered from Tillotson and received (?)
  - 1 Kathleen musk
  - 1 Duchess de Brabant
  - 1 Belle Portugal
  - 2 Cecil Brunner
- 7) - Plants being hunted in South -
  - 15 Rose Mermaid - 1 gal.
  - 15 Acacia latifolia 1 gal.
  - 2 Jasimum floridum
  - 3 Wh Flowering peaches.
- 8) - Outstanding bills as I know them
  - Bernie Fitz. Fertilizer, bulbs etc.
  - Green Thumb Nursery, ( not including Chappellet Yew )
  - Watson's Nursery
  - Tillotson's Roses
  - Cypress Gardens
  - Items being hunted in South.
- 9) - Major items still to face, Granite Ground surfacing
  - North lot, Grading . . \$ 64. Bernie's
  - 15 Plants & planting, fertl.
  - Summer upkeep
- 10) - Trellis on house approx. \$ 60.00 Walter Kellar
- 11) - Bench, Martin garden
- ) - Maintenance - Geo. Ginn - 4 1/2 da per month @ 8hr. X \$ 3.50 hr. = \$ 126.00
  - Petty cash, \$ 10.00 per mo. ?
  - Some small tools ?
  - Water bill ?
  - What about Marvin ?
  - to help water

8 February 1971 Notes for the Doud House Garden  
Committee Meeting:

1. The Naming of the Garden Areas for purposes of obtaining Memorial Funds as per the request of Pres. Bliss at the Jan. 4, 1971 Board Meet. The area names were listed as follows:
  - Allen Griffin Terrace
  - Rose Bank
  - Orchard
  - View Terrace
  - Cypress Hedge
  - Large Arbor
  - Shade Garden
  - Small Arbor
  - Carmel Martin Garden
  - Chappellet Fuchsia Bed
2. The non-specific Memorial Funds of the Monterey History and Art Association were granted to the Doud House Gardens at the February 1, 1971 Board Meeting with stipulation that an outside plaque be constructed to designate the specific garden areas by name and that a Book containing a general area plan with names of donors and memorials be placed in the Library. (Thanks to Dorothy Hall for planning and Eben Whittlesey for presentation)
3. Large Arbor needs plaque to identify it as the gift of Women's Architectural League.



4. Sprinkler System needs checking. Low water pressure and clogging. Volunteer?
5. Plan and construction of Vine Trellis on South End.
6. The Yew Tree thanks to Pat Chappellet!
7. The search for an Angel Trumpet. . . (Bernie Fitz Gerald?)
8. The Orchard on the North side (next to the Library) is to be "put off" to give Mr. Bliss and Mr. Chang an opportunity to consult. Cactus to be planted NOW along north fence line on Van Buren, next to Library.
9. Need to check with Mrs. A.W. Elkinton (Phone: 624-3240) re: story about the Garden for the "Noticias". (Betty Woolfenden?)
10. Will someone please volunteer to obtain 24 rooftiles and 24 large abalone shells for border edges?
11. The Maintenance Gardener: "Sven" does Serrano Garden for \$60 per month. Mr. Bliss wonders who we should hire. About \$100 is allotted for maintenance per month for Doud House Gardens. Marvin is willing to water free!
12. The Diggs Memorial Bench was passed upon by the MHAA Board with Maggie Downer to obtain funds and to see to its completion. Shall we eventually have specifications for several different benches? Suitability of plans. Placement of them. (Florence Yoch)

13. Granite for paths to be delayed. Bob Ross, Business Affairs Chairman for MHAA, asks that current commitments for the Gardens be completed, all bills submitted and that we terminate our work as soon as possible.
14. Meditation on the Small Arbor. . . . (Dorothy Murray)
15. The question of Donations. . . the personal "touch." (Dorothy Hall)

CONGRATULATIONS to Florence for her loving shaping of our Doud House Gardens!

Roses for rose bank.

Photographs of progress.



**MONTEREY  
HISTORY &  
ART association**



Preservation  
Education &  
Collections of  
History & Art

Casa Serrano  
Costume Collection  
Doud House  
Fremont House  
Mayo Hayes O'Donnell  
Library  
Sensory Garden  
Stanton Center &  
Maritime Museum  
of Monterey  
Home of the  
Allen Knight Collection

August 14, 1996

Mr. Bruce Kibby  
Senior Planner  
City Hall  
Monterey, CA 93940

Dear Bruce,

As per our conversation, enclosed is Edna Kimbro's report pertaining to the Doud House and replacement of the roof. I have also enclosed a copy of the report prepared previously by Meg Welden. I am planning to have this roof replaced the first week of October which is when the Community Foundation is moving and our window of opportunity to beat the rainy season! Also enclosed is a draft of the specifications I will be sending to potential roofers in order to get an accurate bid. Please let me know if you have any suggestions or corrections to make.

Also enclosed are pictures of the Mayo Hayes O'Donnell Library when it was moved to its present location. According to Edna Kimbro, these pictures indicate that nothing has changed about the church since the move and the roof will simply replace in kind what exists today. The ceiling is open-beamed and there is no crawl space beneath the roof for her to investigate further until the roof is removed.

Thank you for your assistance and support in helping Monterey History and Art Association maintain these historic structures for future generations to enjoy. Please let me know if you need additional information and what my next steps should be to obtain all necessary permits by the end of September.

Very truly yours,

Ruta Casabianca  
Executive Director

**RECEIVED**

**AUG 16 1996**

**CITY OF MONTEREY  
PLANNING DEPARTMENT**

Emergency Preservation Mini Plan for the Doud House, Monterey CA  
by  
Edna E. Kimbro  
Historical: Architectural: Conservation Consultant

## Introduction

The Monterey History and Art Association, owner of the Doud House, has secured funding to re-roof the historic Doud House. The condition of the existing roof necessitates prompt action. In addition, the current tenant is soon to vacate the building and the costume collection of the association will be moved to the Doud House. As a result of the future proposed museum usage of the building, it is imperative that the collections be secured as much as possible from damage.

The City of Monterey requires that a preservation plan be adopted before major alterations are made to historic buildings. This report is submitted in lieu of a complete preservation plan in order to facilitate roof replacement in kind.

## Historical Research

A previous report on renovation of the Doud House was prepared for the association. Neither it nor the present report represents an adequate preservation plan because the date of construction has not been established (requires chain of title and assessments search), nor have the dates of significant modifications and their nature (Sanborn maps search, oral histories, HABS data). Such information is needed to establish the interpretive period accurately.

Recent research placed the building's construction in the mid to late 1860s, however, the author's deed research indicates that Doud began acquiring his home place property as early as 1852, adding land to the north in 1868 and again in 1897. It seems highly likely given present information that the earliest portion of the home was constructed prior to 1868 and that the second portion was added after 1868. More research is clearly indicated.

## Period of Interpretation

Given the lack of sufficient data upon which to establish a period of interpretation other than the date of the most recent modifications, 1970, that date stands. Evidence attached indicates that the preservation treatment chosen by the Monterey History and Art Association was a commercial rehabilitation treatment, not a restoration to any particular era. Substantial interventions were undertaken including the removal of interior walls, the

removal of historic finishes to expose the structure, movement and construction of a new, more elaborate fireplace and the addition of several windows.

Without an in depth study of the building (historic structure report), or preservation plan to determine the appropriate period of interpretation, no major modifications should be made, other than those consistent with the preservation of the existing fabric of the building, such as replacing the roof in kind. There is no reason to believe that the historic or original roofing material varied substantially from the treatment (re-shingling with sawn wood shingles) in any significant way. The national register nomination reportedly indicates that the building was once roofed with composition shingles; however, the building existed in its present configuration as early as 1888 when wood shingling was prevalent, as evidenced by the Sanborn Fire Insurance map of that date. The only potential debate would center upon whether the shingles were originally thin sawn ones such as currently roof the building, or hand riven ones called shakes, a relatively minor concern, and an issue that may not be conclusively determined.

#### Roof Structure

The attic space above the original portion of the building was visually inspected and photographed to determine the condition and nature of the roof framing. Nothing particularly unusual or noteworthy was observed except daylight was visible through the roof in many places. The framing members were largely circular sawn, not hand hewn or in any way remarkable. The rafters and ridge beam show evidence of extensive insect damage and new rafters have been "sistered" on to the old ones, more than once apparently over the life of the roof. Some of the sheathing is white washed, but may represent recycled materials. Some of the sheathing appears to date from the last re-roofing episode.

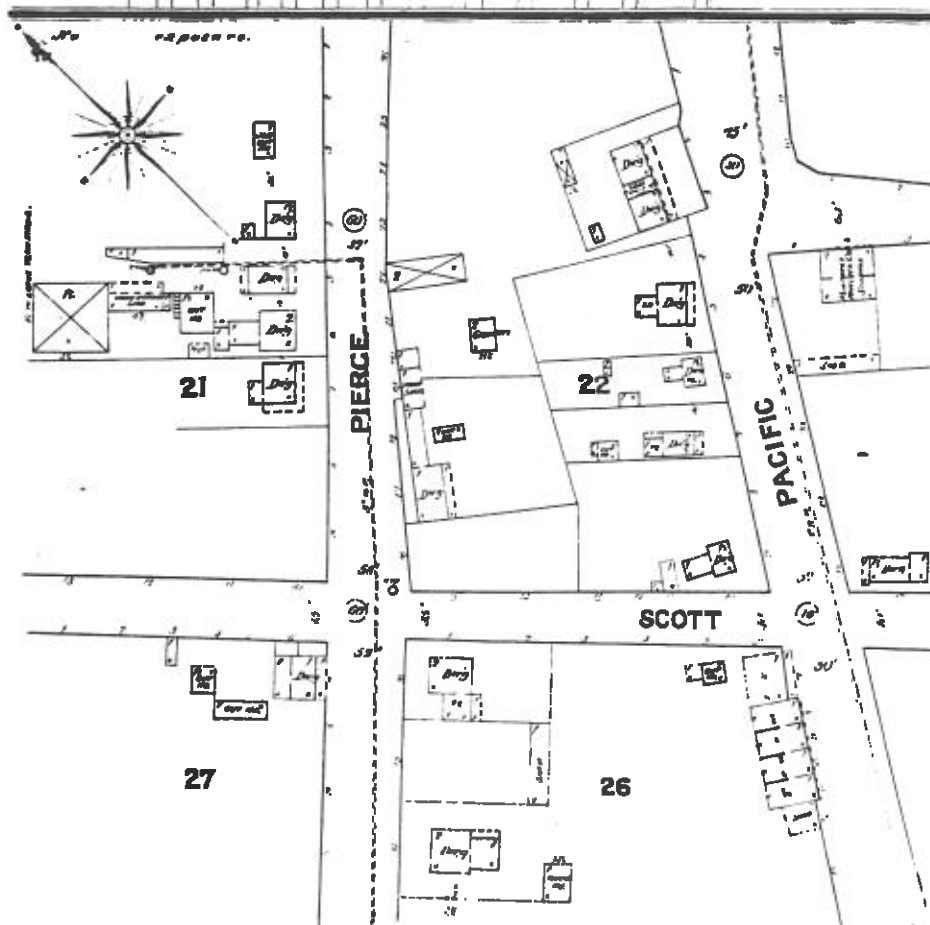
Two approaches to the roof framing could be taken. One would be to replace the existing framing in kind with new. Another would be to add additional new framing between the old and retain the latter in place, a more conservative approach. Since the building is regularly fumigated, the retention of the old materials does not endanger the new. In any case, the new plywood roof diaphragm proposed will require sound framing.

#### Conclusions

The condition of the roof of the Doud House is poor, and requires replacement. The roof framing is insect damaged and inadequate to support the replacement roof without additional new supports. The materials to be removed for replacement date to the most recent rehabilitation and will be replaced in kind.

## **Attachments**

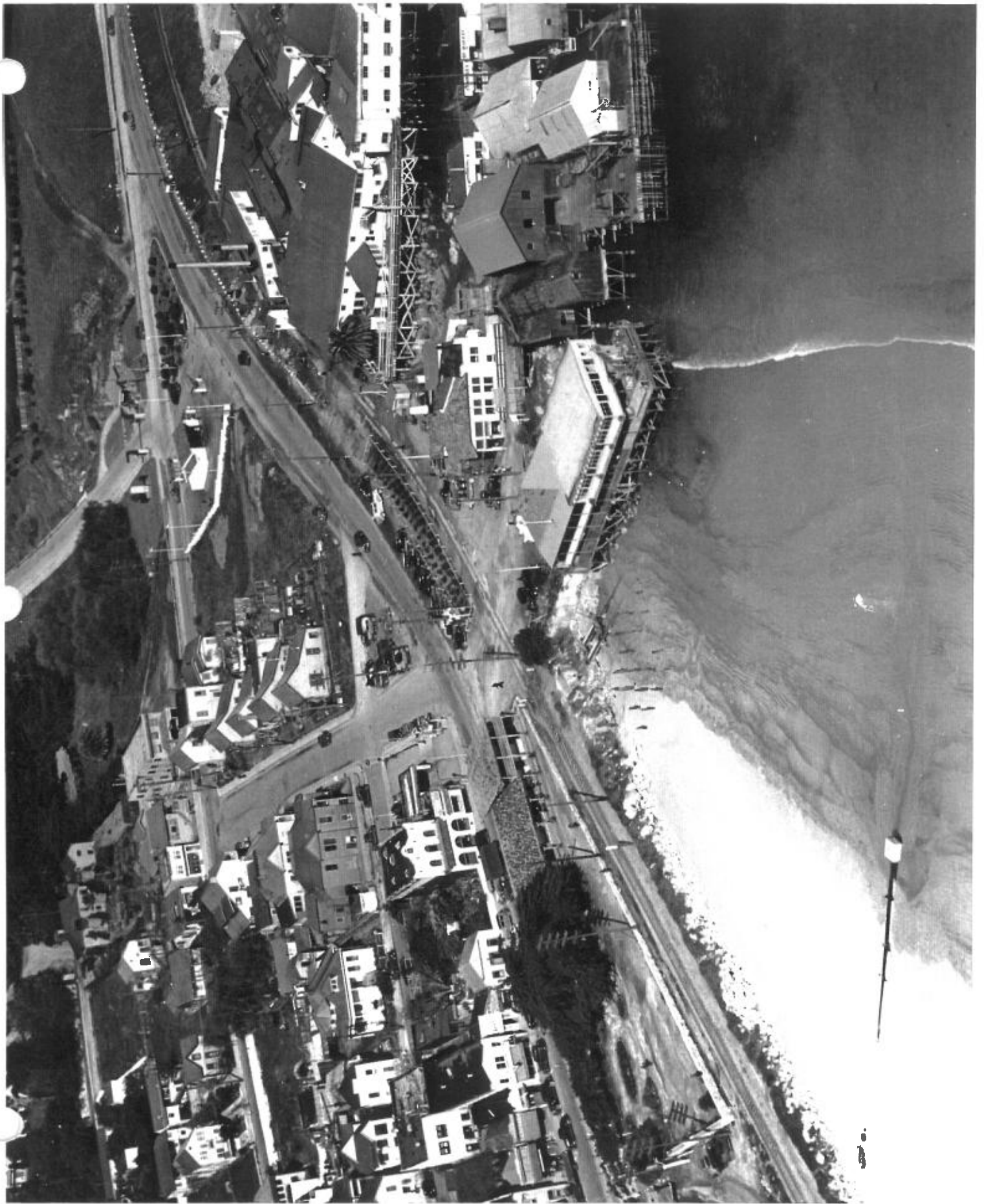
- A     1885 Sanborn Map**
- B     1894 Photo of southeast end of Doud House (Pat Hathaway)**
- C     1938 Ariel photo showing north end of Doud House (Pat Hathaway)**
- D     Ca. 1970 photo of Doud House (Monterey History and Art Assn.)**
- E     Photocopied pages from pamphlet re Doud House rehabilitation  
(n.d., Monterey History and Art Assn.)**

[illegible]



\* Monterey Bay, looking East.  
Monterey, California. 1894

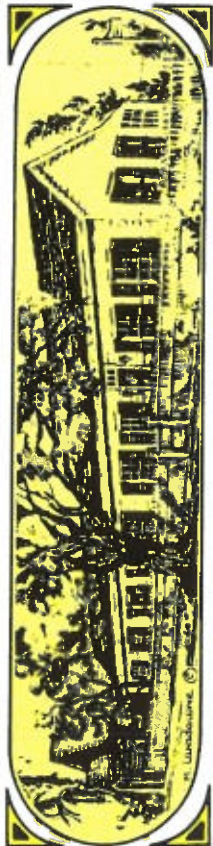




Notice  
The 1948-49 season for the  
Cullinane Ball is 1948. The  
winner is still owned by  
the family of the 1948 family







# THE DOUD HOUSE

Just above California's First Theater on a hill overlooking Monterey Bay, sits the Doud House with its quaint New England styling. Originally built in 1849 by Francis Doud, Sergeant-at-Arms at the Constitutional Convention of that year, the house was first acquired by the Monterey Urban Renewal Agency.(1966), and later by the Monterey History and Art Association for eventual preservation as an historic landmark.

In contrast to the early Spanish adobes, preserved in other parts of town, the architectural charm of the

Doud House has come to be known as "Little Williamsburg at the corner of Scott and Van Buren".

Recognizing one woman for her creative and ambitious efforts with the Perry House restoration, the Monterey History and Art Association asked Maggie Downer (Mrs. W. Webster Downer of Carmel), to supervise the Doud House renovation.

Funds were limited and Maggie's greatest contribution was her ability to persuade members of the community to help save the 125 year old building. Contributions of funds



BEFORE: In the early stages of restoration, an old garage on the corner was demolished. Without windows, the now exposed end of the Doud House needed something special.



AFTER: A beautiful flower garden where the old garage once stood and windows to enhance the charm of the old house.



BEFORE: Inside, the fireplace was moved to make room for another window. A good portion of the interior support structure had to be completely reinforced.

and materials came from individual citizens, contractors, labor unions and building supply houses. The Doud House restoration was under way.

At the same time, she inherited the task of supervising the removal of the old St. James Episcopal Church building from Pacific Street to the Doud House property and transforming it into the Mayo Hayes O'Donnell Library.

(Continued on page 14)



AFTER: The same fireplace now adds a warm feeling to the Unicorn Antique Shop (one of five specialty shops located in the Doud House).



BEFORE: The back of the house was sagging from lack of structural support and completely overgrown with weeds.



AFTER: With a new foundation, some new windows, a new staircase and landscaping, the back was transformed.



## LOCALLY SPEAKING

by Robert C. Littlefield

Executive Vice President

Monterey Savings & Loan Association

### \$100 MILLION MILESTONE . . .

Founded in 1929, it took Monterey Savings 20 years to reach the first million dollar mark. Economics were different in those days and to many people the "old sugar bowl" seemed the only way to save a dollar or two.

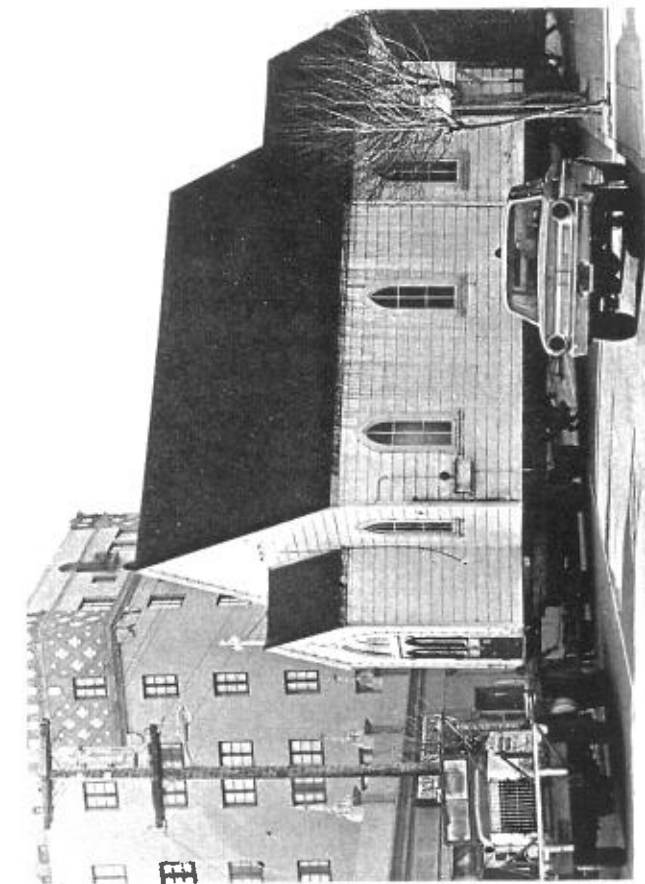
The second twenty years, (plus two), have been incredibly good to us. As we celebrated our 42nd birthday this past month, our total assets topped the \$100 million mark.

Indeed the times have changed and with the changes have come thousands of fine customers who realize that their dollars saved at a local association not only stay within the community but that the return is far greater and much safer than in a sugar bowl.

Our thanks to all of you who have helped to make this financial milestone possible.

### SANTA CRUZ BRANCH

Our application to the California Savings and Loan Commissioner for a branch office in Santa Cruz has been approved. This means that we will now

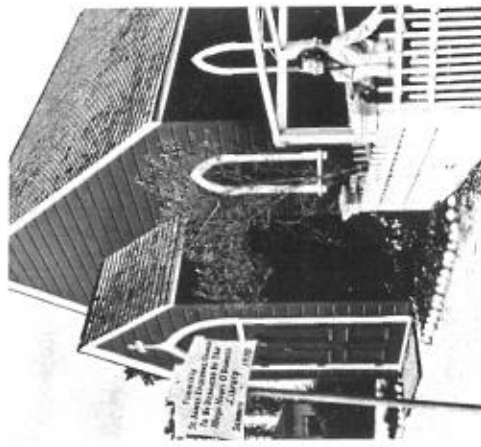


During the move from Pacific Street to the Doud House property, it was discovered that the old church was originally painted red.

(Text continued from page 13)

Today, the old house and church stand as a tribute to the cooperative efforts of a community and to a lady who helped bring that community together to preserve a touch of yesterday for all of us today.

Painted red once again and now the Mayo Hayes O'Donnell Library, the little church stands in a place of honor at the far end of the Doud House. Maggie Downer looks with pride from the garden gate to see what was once a dream, now a reality.



be able to extend our services to the northern tip of Monterey Bay.

Needless to say, we are delighted with the final decision and look forward to the opportunity of serving the members of that fine community. We will keep you posted as plans develop for the branch.

## PAGES OF HISTORY

Complimentary copies of our new book, "Old Monterey County — A Pictorial History", are now available. As a customer, if you haven't yet received a copy for your family, please stop by either Monterey Savings office in Monterey or Salinas and simply ask for one.

The autograph parties were a huge success! We sincerely hope that all of those who joined us and met the author, Professor Robert B. Johnston, on those two days enjoy their special "first edition" copies of the book.

## RADIO AND TELEVISION

As you know, good portions of our radio and television advertising budgets are devoted to the endorsement of community events. We feel that our support in this way is a positive demonstration of what it means for us to be local.

If your non-profit club or community group is sponsoring an event, (open to the general public), let us know a month in advance so that we might try to include it in our media schedule.

## SPECIAL HOURS

**SATURDAY, JULY 10th**

As a special convenience to savers, Monterey Savings will be open for business on Saturday, July 10th, from 9:00 a.m. until 1:00 p.m. When you save does make a difference. Savings deposited by the 10th of the month earn from the 1st.

## Recommendations for Doud House Renovation

### History

Francis and Anne Doud left New York on January 26, 1849, sailing on the Clipper Ship Orpheus. They arrived in San Francisco on July 8, 1849 with their son Francis, Jr., then 13 months old. Another child died at sea. The Douds remained in San Francisco about 6 months and then moved to Monterey. Doud settled his family "on a small ranch just outside the Presidio site".

Mr. Doud erected a prefabricated, 2 room house on his property on what is now the corner of Van Buren and Scott Streets. The departure of workers for the gold country crippled industry, including lumbering and building. Prefabricated houses from New York, Massachusetts, Maine and even England, Australia and China filled the gap until late 1850, when local construction resumed.

In the late 1860s, Doud built the present structure, moving the prefabricated house to the rear for use as a wash house. He situated his home "on the crest of the hill, whose windows and side piazza overlooked the beautiful bay of Monterey". Doud anticipated a street being cut in front of his piazza, but Van Buren Street (formerly Spence Street) was cut at the rear of the building, regulating the original facade of the house to the back.

### Architectural Evaluation

The Doud House is a one story, wood frame structure with horizontal tongue and groove siding. The front facade is divided into 11 bays. Windows are double-hung, 6 over 6 sash with some old glass in the panes. The rear has a 5 bay veranda with shed roof and plain chamfered columns and balustrade. A gabled, wood shingle roof covers the building.

1860s - 1966

Members of the Doud family continually occupied the house from the time of construction until the death of Nettie Baker Doud in 1966.

It appears that the house had 2 additions during the Doud family's occupancy; the first of 5 bays and the second a bathroom addition of 1 bay. The varying widths and direction of the floor boards and the base boards widths in the first 2 sections, attest to the later additions. Window proportions in the 2 sections differ as well.

There is a reference to a major remodeling of the house done in the late 1890s, and most likely the 5 bays were added at this time.

Doud probably installed an indoor toilet and septic tank in the 1890s as well, the first in Monterey. He also owned a large interest in the Monterey Electric Light Plant and surely had electricity in his own home. Upon his death in 1910, a refrigerator is listed among his effects, again pointing to his progressive taste.

Interior rooms were papered in the fashion of the day, i.e., dominated by floral prints. In the oldest section of the house, cheese cloth covered the redwood plank walls and then wallpaper was hung. New paper was laid over the old until several layers were built up. Newer interior walls were plastered and papered. The pine floors were painted brown and covered with carpets.



1969 - 1971

In 1969, the Monterey History and Art Association acquired the Doud House and undertook a major renovation. A garage on the corner was demolished, thus exposing the east facade. Two windows were added on this facade. The parlor fireplace was moved to make room for another new window on the west side of the veranda. The porch which extended the length of the rear facade was removed. A window replaced the dining room door. The wall dividing the 2 parlors was removed. A bathroom and closet in the eastern bedrooms were removed. Prior to this renovation, an exterior stair which led to Edward Doud's small attic bedroom was removed. When the fireplace was moved, a new surround was added. Originally there was no mantel and just a simple brick fireplace painted a buff color to match all the woodwork. Other windows were replaced and can be distinguished from the originals by Muntin configuration and width. Other work is outlined in the attached letter from Robert E. Ross and Company. During this renovation, the many layers of wallpaper and the plate rail in the back parlor were removed in each room. No paper samples were preserved. However, an earlier occupant recalls that all the bedrooms were papered with floral prints with a coordinating, narrow frieze. The dining room had off-white paper with a narrow, silver grey stripe. The front parlor and one bedroom were stripped to the bare, plank walls and have not been repapered.

#### RECOMMENDATIONS

##### Dispelling Myths

During this century, 2 myths have been attached to the house and have tenaciously taken root. One concerns Francis Doud and the other the date of the building.

According to popular accounts about the building's history, Francis Doud served as Sergeant at Arms at California's Constitutional Convention when in reality he served as Orderly and Messenger per records in the National Archives.

A date of 1844 is the popularly believed construction date of the building, although some articles cite 1849. Francis Doud did not arrive in Monterey until 1850, therefore he could not have built the house earlier, in addition, the lack of labor and lumber during this period make an 1849 date unlikely. A biography written in 1903 states the house was built in the latter 1860s. In addition, the lack of labor and lumber during this period make an 1849 date unlikely. The Historic American Building Survey assigns an 1860s date to the building, plus the style is more consistent with what was being built in 1860 than examples from 1844.

#### Recommendation

Change the sign in front of the house to reflect accurate historical information.

#### FUTURE RESEARCH AND DOCUMENTATION

##### Step One - Choose a Time Period

A period in time should be chosen to restore the house to prior to selecting paint, paper and lighting. Two obvious choices are c. 1865 - when the house was built or 1898, the first remodeling. Although both periods are commendable, more products are available to replicate the later period.

Since the house will be used as an office, a subtle treatment is recommended, such as is found in a Victorian library. In addition, past occupants recall that the house was very simple and tastefully



decorated, making the opulent wall treatments of the late 19th c. unsuitable.

### Step Two - Documentation

- 1) Send for HABS and WPA surveys of the building and keep in files or library.
- 2) Document all future work with photographs and written descriptions. Take wallpaper samples and preserve.
- 3) Interview Maggie Downer about the 1971 restoration to complete files.
- 4) Contact all living members of the Doud family. Take oral interviews and make copies of family photos.

### Wall Treatment

The bare planks in the front parlor were originally wallpapered and should be returned to a more historic treatment. Walls should be covered with Sheetrock in preparation for papering or paint. The picture rails in the parlor should be replaced. Two wall treatments can be considered, wallpaper or paint.

### Wallpaper

Most Victorian wallpaper is designed for large rooms with high ceilings. The designs would engulf the Doud rooms. What is recommended is a paper similar to what was once used in the house - a pearly-grey stripe on off-white. The picture rail should be accented with a darker grey and the ceiling should remain an off-white as Victorian ceilings were always lighter than walls to give the illusion of height.

### Paint

Paint is another possible option for the walls although wallpaper was a more common treatment and historically was used in the house. A

fawn, dove grey or buff color was popular for Victorian libraries. Again, the picture rail should be accented with a darker color and the ceiling lighter than the walls. White should not be used on the walls for it became unpopular as early as 1815 and did not reappear until the 1930s.

### Lighting

When Francis Doud installed electricity in his home, no doubt he chose late Victorian fixtures. A sampling of possible fixtures is attached along with sources.

### Floors

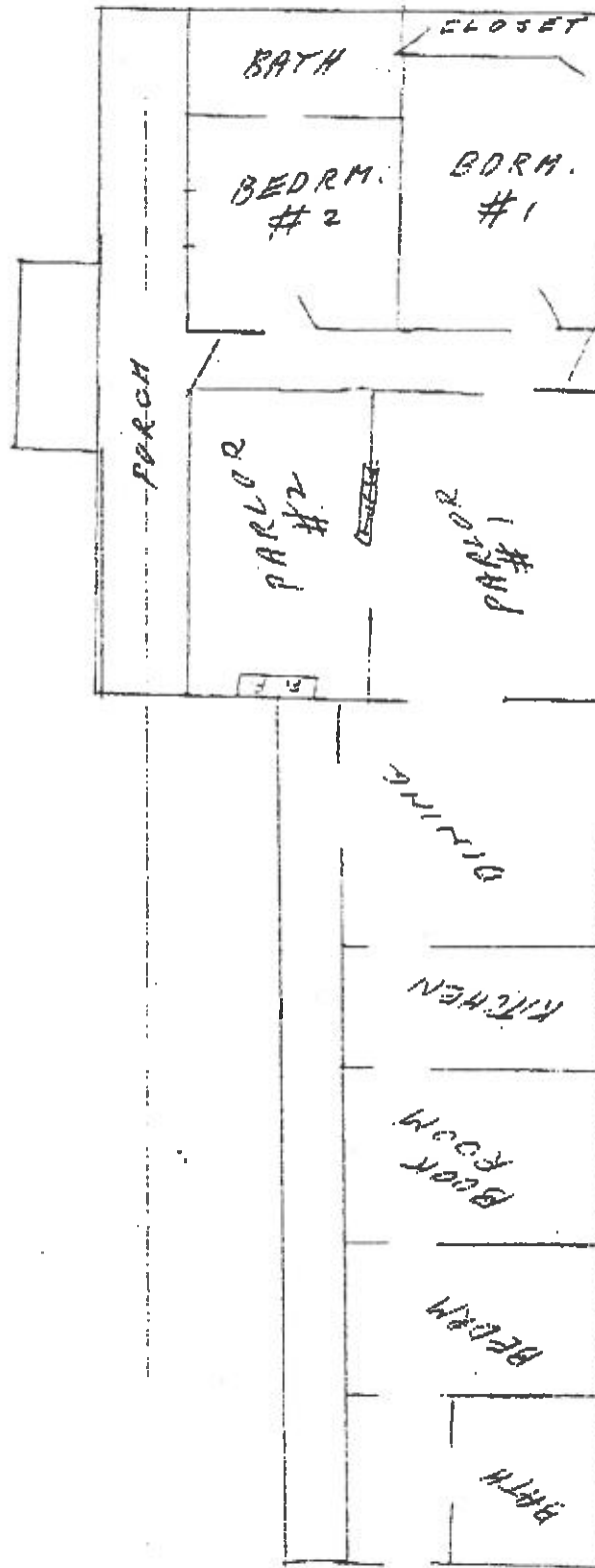
### Refinishing

The floors throughout the Doud house are painted a dark brown and have many coats of varnish. Dark floors were preferred at the turn-of-the-century, but since the Doud's used carpets, only a small section of the floors were visible. The most historically accurate treatment would be to repaint the floors however, the floors could be stripped, sanded and oiled if a lighter effect is preferred.

MW:jj

Attachment: (Referenced Articles)

Original plan of the Doud House





MONTEREY  
HISTORY  
AND  
ART  
ASSOCIATION

March 18, 1993

Mr. Bruce Kibby  
Senior Planner  
Historic Preservation Commission  
City Hall  
Monterey, California 93940

Dear Mr. Kibby:

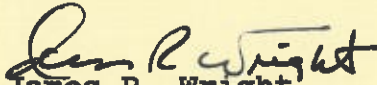
The Monterey History and Art Association proposes to relocate an existing trellis and extend the existing picket fence on the Scott Street side of the Doud House at 177 Van Buren Street.

The trellis is to be moved along the fence line approximately eight feet so as to be centered with the south side of the building. No changes to the design or appearance of the trellis will be made.

The new section of fence will be constructed of redwood in the same style as the existing fence and painted white. The fence will extend approximately 45 feet along the top of the concrete retaining wall as shown in the enclosed photographs.

Please schedule this request for consideration at the next meeting of the Historic Preservation Commission.

Sincerely,

  
James R. Wright  
Executive Director

JRW:mb  
enclosure